

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON**

In the Matter of the Appeal of the Approval of the Application )  
by Timothy and Tamara Carleton for a Single-Family Forest )  
Template Dwelling in the Primary Forest (PF-80) Zone. )

NOTICE OF DECISION  
FINAL ORDER NO. 8-2023

)

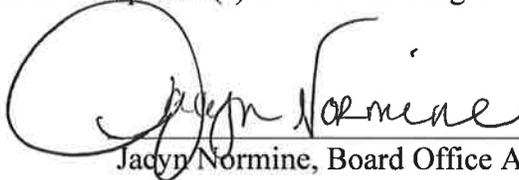
STATE OF OREGON )  
) SS.  
COLUMBIA COUNTY )

I, Jacyn Normine, being first duly sworn, hereby depose and say the following is true as I verily believe:

I am the duly appointed Board Office Administrator to the Board of County Commissioners for Columbia County, Oregon.

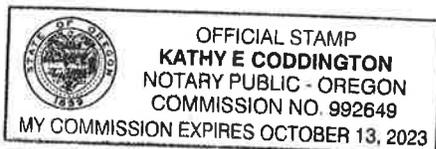
A copy of the attached Final Notice of Decision "In the Matter of the Appeal of the Approval of the Application by Timothy and Tamara Carleton for a Single-Family Forest Template Dwelling in the Primary Forest (PF-80) Zone" has been mail to person(s) entitled. Mailing list attached.

Dated this 27th day of March 2023

  
Jacyn Normine, Board Office Administrator

Subscribed and sworn before me on this 27 day of March, 2023

(Seal)



  
Notary Public for Oregon  
My commission expires: 10/13/2023

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Appeal of the Approval of the Application )  
by Timothy and Tamara Carleton for a Single-Family Forest ) NOTICE OF DECISION  
Template Dwelling in the Primary Forest (PF-80) Zone. ) FINAL ORDER NO. 8-2023  
)

NOTICE IS HEREBY GIVEN that on July 14, 2021, Timothy and Tamara Carleton, (hereinafter, the "Applicant"), submitted an application to Columbia County proposing a Resource Dwelling in the Primary Forest (PF-80) Zone on an approximately 17.52 acre lot identified as Tax Map No. 7315-80-02500, Acct. No. 20776 (hereinafter the "Property"), pursuant to Columbia County Zoning Ordinance (\*CCZO") Sections 506.4 and 1601.2 (File No. RDF 22-04, referred to herein as the "Application"); and

After deeming it complete on July 26, 2021, notice of the Application was duly sent to the Applicant and interested parties in accordance with CCZO 1601.2 on August 4, 2021; and

On August 13, 2021, Tina King submitted a request referring the Application to the Planning Commission pursuant CCZO 1601.2; and

A hearing was scheduled for December 6, 2021, before the Planning Commission but, at the request of the Applicant and accompanied by a waiver of the ORS 215.427 150 Day Rule, was postponed allowing the Oregon Department of State Lands ("DSL") an opportunity to review and approve a Wetland; and

On May 9, 2022, the Applicant submitted a Revised Site Plan for RDF 22-04 relocating the proposed home site at least 125 feet from the updated Wetlands Delineation that had been approved by DSL on May 3, 2022; and

Notice of the revisions to the Application and of a rescheduled hearing set for August 1, 2022, was sent to the Applicant and other interested parties; and

On August 1, 2022, the Planning Commission held a hearing on the Application, received evidence and testimony into the record, closed the hearing to additional oral testimony but left the record open for additional written evidence and testimony in accordance with ORS 197.797(6), and continued the matter to September 12, 2022; and

On September 12, 2022, the Planning Commission received the additional written evidence and testimony submitted into the record, deliberated on the matter, and voted to approve RDF 22-04 subject to nine (9) conditions of approval as recommended in the Staff Report; and

Notice of the Planning Commission decision was duly mailed to the Applicant and other interested parties on September 21, 2022; and

On September 26, 2022, an appeal was filed by Tina King, and Robert and Kathy Ramey, to the Columbia County Board of Commissioners ("Board") pursuant to CCZO 1703; and

A hearing on the matter was scheduled before the Board for December 21, 2022; and

Notice of the hearing before the Board was duly provided to the Applicant and other interested parties on November 22, 2022; and

On December 21, 2022, the Board held a hearing on the Application, received evidence and testimony into the record, and continued the hearing the matter to January 18, 2023 for additional testimony, leaving the record open for additional written evidence and testimony; and

On January 18, 2023, the Board reopened the continued hearing on the Application, received additional evidence and testimony into the record, closed the record to additional oral testimony but left the record open for additional written evidence and testimony as prescribed by ORS 197.797(6)(c); and

On February 22, 2023, the Board received all additional written evidence and testimony submitted into the record except a letter attached to the Applicant's final argument that was excluded for exceeding the scope of ORS 197.797(6)(e); and

After closing the record to additional evidence and testimony, the Board deliberated on the matter and voted to tentatively approve RDF 22-04 subject to the nine (9) conditions of approval adopted by the Planning Commission; and

On March 22, 2023, The Board of County Commissioners adopted Final Order No. 8-2023, upholding the decision of the Planning Commission and approving File No. RDF 22-04 for a Resource Dwelling in the Primary Forest (PF-80) Zone on an approximately 17.52-acre lot identified as Tax Map No. 7315-80-02500, Acct. No. 20776, subject to the nine (9) conditions of approval as recommended by Staff.

Persons who participated in the proceedings leading to the adoption of Final Order No. 8-2023 may appeal the decision to the Land Use Board of Appeals under ORS 197.830 to 197.845. A Notice of Intent to Appeal the decision must be filed with the Land Use Board of Appeals not later than 21 days after the date the decision becomes final. The date that this Notice was mailed in indicated on the reverse of this Notice.

Final Order No. 8-2023 is Columbia County's final decision in the above-referenced matter. A copy of the decision is available for review at the Board of County Commissioners office located in the Columbia County Courthouse, 230 Strand Street, St. Helens, OR. 97051 or at <https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/Hearings>.

Questions may be directed to Jacyn Normine at (503) 397-4322

Dated this 27<sup>th</sup> day of March 2023

By:   
Jacyn Normine, Board Office Administrator

Tina King  
75702 Price Rd  
Rainier, OR. 97048

Longview Timberlands LLC  
220 Occidental Ave. S.  
Seattle, WA. 98104

Don Campbell  
PO BOX 1375  
Rainier, OR. 97048

Snodgrass, Steven & Rochelle  
25624 Old Rainier Rd  
Rainier, OR. 97048

Dubois, Ronald & Shirley  
75724 Price Rd.  
Rainier, OR. 97048

Warren, James & Johnson, Peggy  
15748 Price Rd.  
Rainier, OR. 97048

Deer Pointe Meadows LLC  
13825 SW Weir Rd.  
Beaverton, OR. 97008

Howe, Ronnie Sr. & Marilyn  
PO Box 414  
Rainier, OR. 97048

Carleton, Timmy & Tamara  
74340 Elk Creek Rd.  
Rainier, OR. 97048

Ramey, Robert & Kathryn  
75702 Price Rd.  
Rainier, OR. 97048

Bledsoe, Michael T. Sr. & Melissa  
75480 Price Rd.  
Rainier, OR. 97048

Mitchell, John & Laurel  
75728 Price Rd.  
Rainier, OR. 97048

Oregon Dept. of Fish & Wildlife (East)  
Lower Columbia Wildlife District  
18330 NW Sauvie Island Rd  
Portland, OR. 97231

Oregon Dept. of State Lands  
775 Summer Street NE.  
Salem, OR. 97301

Oregon Dept. of Forestry  
405 "E" Street  
Columbia City, OR. 97018

Rainier-Fernhill CPAC  
Don Campbell  
PO Box 1375  
Rainier, OR. 97048

[Suzie.dahl@columbiacountyor.gov](mailto:Suzie.dahl@columbiacountyor.gov)

[Scott.toenjes@columbiacountyor.gov](mailto:Scott.toenjes@columbiacountyor.gov)

[erin.oconnell@columbiacountyor.gov](mailto:erin.oconnell@columbiacountyor.gov)

[Chewy15150@yahoo.com](mailto:Chewy15150@yahoo.com)  
(Dawn Campbell)

[customerservice@clatskaniepud.com](mailto:customerservice@clatskaniepud.com)

[Malysa.legg@columbiaswcd.com](mailto:Malysa.legg@columbiaswcd.com)

[ssharek@clatskaniefire.org](mailto:ssharek@clatskaniefire.org)

[andrew@friends.org](mailto:andrew@friends.org)

[devin@friends.org](mailto:devin@friends.org)